

In re:
Leslie Klein
Debtor

Case No. 23-10990-SK
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0973-2
Date Rcvd: Jan 24, 2024

User: admin
Form ID: pdf042

Page 1 of 4
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
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+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
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Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 26, 2024:

Recip ID	Recipient Name and Address
db	+ Leslie Klein, 322 N. June Street, Los Angeles, CA 90004-1042

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 26, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 24, 2024 at the address(es) listed below:

Name	Email Address
Alan G Tippie	on behalf of Interested Party Courtesy NEF Alan.Tippie@gmlaw.com atippie@ecf.courtdrive.com;Karen.Files@gmlaw.com,patricia.dillamar@gmlaw.com,denise.walker@gmlaw.com
Alan W Forsley	on behalf of Interested Party Courtesy NEF alan.forsley@flpllp.com awf@fklawfirm.com,awf@fl-lawyers.net,addy@flpllp.com
Alex M Weingarten	on behalf of Creditor Jeffrey Winter aweingarten@willkie.com lcarter@willkie.com
Alex M Weingarten	on behalf of Interested Party Courtesy NEF aweingarten@willkie.com lcarter@willkie.com
Armen Manasserian	on behalf of Plaintiff Franklin Menlo co-trustee of the Franklin Menlo Irrevocable Trust established March 1, 1983 armen@cym.law, jennifer@cym.law

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Baruch C Cohen	on behalf of Plaintiff David Berger bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com
Baruch C Cohen	on behalf of Interested Party Courtesy NEF bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com
Baruch C Cohen	on behalf of Creditor Robert & Esther Mermelstein bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com
Baruch C Cohen	on behalf of Creditor David Berger bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com
Baruch C Cohen	on behalf of Plaintiff Robert & Esther Mermelstein bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com
Bradley D. Sharp (TR)	bsharp@dsi.biz
Brandon J. Iskander	on behalf of Creditor Joseph Vago biskander@goeforlaw.com kmurphy@goeforlaw.com
Brandon J. Iskander	on behalf of Creditor Erica Vago biskander@goeforlaw.com kmurphy@goeforlaw.com
Brett J. Wasserman	on behalf of Plaintiff Adi Vendriger wasserman@smcounsel.com
Brian A Procel	on behalf of Plaintiff Erica Vago bprocel@millerbarondess.com rdankwa@millerbarondess.com;docket@millerbarondess.com
Christopher M McDermott	on behalf of Creditor U.S. Bank National Association as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series ch11ecf@aldridgepite.com, CMM@ecf.inforuptcy.com;cmcdermott@aldridgepite.com
Clarisse Young	on behalf of Creditor Adi Vendriger youngshumaker@smcounsel.com levern@smcounsel.com
Clarisse Young	on behalf of Interested Party Courtesy NEF youngshumaker@smcounsel.com levern@smcounsel.com
Clarisse Young	on behalf of Plaintiff Adi Vendriger youngshumaker@smcounsel.com levern@smcounsel.com
Dane W Exnowski	on behalf of Creditor US Bank Trust National Association Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust dane.exnowski@mccalla.com, bk.ca@mccalla.com,mccallaecf@ecf.courtdrive.com
Dane W Exnowski	on behalf of Interested Party Courtesy NEF dane.exnowski@mccalla.com bk.ca@mccalla.com,mccallaecf@ecf.courtdrive.com
Eric J Olson	on behalf of Attorney ERIC J OLSON eric@ejolsonlaw.com
Gary Tokumori	on behalf of Interested Party Courtesy NEF gtokumori@pmcos.com
Greg P Campbell	on behalf of Interested Party Courtesy NEF ch11ecf@aldridgepite.com gc@ecf.inforuptcy.com;gcampbell@aldridgepite.com
Jeffrey N Pomerantz	on behalf of Trustee Bradley D. Sharp (TR) jpomerantz@pszjlaw.com
Jeffrey P Nolan	on behalf of Plaintiff Bradley D. Sharp jnolan@pszjlaw.com
Jeffrey P Nolan	on behalf of Trustee Bradley D. Sharp (TR) jnolan@pszjlaw.com
Jeffrey W Dulberg	on behalf of Trustee Bradley D. Sharp (TR) jdulberg@pszjlaw.com
Jeffrey W Dulberg	on behalf of Plaintiff Bradley D. Sharp jdulberg@pszjlaw.com
John P. Ward	on behalf of Creditor U.S. Bank N.A., as Trustee for Velocity Commercial Capital Loan Trust 2018-2 jward@attleseystorm.com, ezhang@attleseystorm.com
John W Lucas	on behalf of Trustee Bradley D. Sharp (TR) jlucas@pszjlaw.com ocarpio@pszjlaw.com
Joshua L Scheer	

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on behalf of Creditor Ajax Mortgage Loan Trust 2021-D Mortgage-Backed Securities, Series 2021-D, by U.S. Bank National Association, as Indenture Trustee jscheer@scheerlawgroup.com, jscheer@ecf.courtdrive.com

Kenneth Miskin

on behalf of U.S. Trustee United States Trustee (LA) Kenneth.M.Miskin@usdoj.gov

Kirsten Martinez

on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing as servicer for J.P. Morgan Mortgage Acquisition Corp Kirsten.Martinez@bonialpc.com, Notices.Bonial@ecf.courtdrive.com

Krikor J Meshefejian

on behalf of Interested Party Life Capital Group LLC kjm@lnbyg.com

Marc A Lieberman

on behalf of Interested Party Courtesy NEF marc.lieberman@flpllp.com safaleem@flpllp.com,addy@flpllp.com

Marc A Lieberman

on behalf of Interested Party Les Klein & Associates marc.lieberman@flpllp.com safaleem@flpllp.com,addy@flpllp.com

Mark M Sharf (TR)

mark@sharflaw.com C188@ecfbis.com;sharf1000@gmail.com;2180473420@filings.docketbird.com

Michael I. Gottfried

on behalf of Interested Party Courtesy NEF mgottfried@elkinskalt.com cavila@elkinskalt.com,lwageman@elkinskalt.com,docketing@elkinskalt.com

Michael I. Gottfried

on behalf of Creditor A. Gestetner Family Trust mgottfried@elkinskalt.com cavila@elkinskalt.com,lwageman@elkinskalt.com,docketing@elkinskalt.com

Michael I. Gottfried

on behalf of Creditor Gestetner Charitable Remainder Unitrust mgottfried@elkinskalt.com cavila@elkinskalt.com,lwageman@elkinskalt.com,docketing@elkinskalt.com

Michael Jay Berger

on behalf of Other Professional Michael Jay Berger michael.berger@bankruptcypower.com yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforruptcy.com

Michael Jay Berger

on behalf of Attorney Michael Jay Berger michael.berger@bankruptcypower.com yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforruptcy.com

Michael L Wachtell

on behalf of Interested Party Courtesy NEF mwachtell@buchalter.com

Michael S Kogan

on behalf of Interested Party Michael Kogan Law Firm APC mkogan@koganlawfirm.com

Nikko Salvatore Stevens

on behalf of Interested Party Courtesy NEF nikko@cym.law mandi@cym.law

Nikko Salvatore Stevens

on behalf of Plaintiff Franklin Menlo co-trustee of the Franklin Menlo Irrevocable Trust established March 1, 1983 nikko@cym.law, mandi@cym.law

Nikko Salvatore Stevens

on behalf of Creditor Franklin Menlo nikko@cym.law mandi@cym.law

Paul P Young

on behalf of Creditor Franklin Menlo paul@cym.law jaclyn@cym.law

Paul P Young

on behalf of Plaintiff Franklin Menlo co-trustee of the Franklin Menlo Irrevocable Trust established March 1, 1983 paul@cym.law, jaclyn@cym.law

Paul P Young

on behalf of Interested Party Courtesy NEF paul@cym.law jaclyn@cym.law

Reem J Bello

on behalf of Interested Party Reem J Bello rbello@goeforlaw.com kmurphy@goeforlaw.com

Reem J Bello

on behalf of Defendant Joseph Vago rbello@goeforlaw.com kmurphy@goeforlaw.com

Reem J Bello

on behalf of Plaintiff Erica Vago rbello@goeforlaw.com kmurphy@goeforlaw.com

Reem J Bello

on behalf of Defendant Erica Vago rbello@goeforlaw.com kmurphy@goeforlaw.com

Reem J Bello

on behalf of Interested Party Goe Forsythe & Hodges LLP rbello@goeforlaw.com kmurphy@goeforlaw.com

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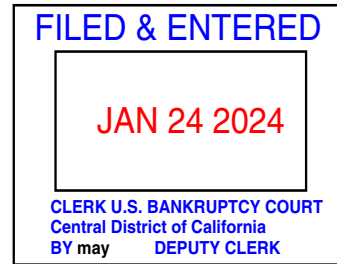
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Reem J Bello	on behalf of Plaintiff Joseph Vago rbello@goeforlaw.com kmurphy@goeforlaw.com
Richard P Steelman, Jr	on behalf of Interested Party Life Capital Group LLC rps@lnbyg.com, john@lnbyb.com
Robert P Goe	on behalf of Interested Party Goe Forsythe & Hodges LLP kmurphy@goeforlaw.com rgoe@goeforlaw.com;goeforecf@gmail.com
Robert P Goe	on behalf of Creditor Erica Vago kmurphy@goeforlaw.com rgoe@goeforlaw.com;goeforecf@gmail.com
Robert P Goe	on behalf of Creditor Joseph Vago kmurphy@goeforlaw.com rgoe@goeforlaw.com;goeforecf@gmail.com
Robert P Goe	on behalf of Interested Party Robert P Goe kmurphy@goeforlaw.com rgoe@goeforlaw.com;goeforecf@gmail.com
Robert P Goe	on behalf of Defendant Erica Vago kmurphy@goeforlaw.com rgoe@goeforlaw.com;goeforecf@gmail.com
Robert P Goe	on behalf of Plaintiff Joseph Vago kmurphy@goeforlaw.com rgoe@goeforlaw.com;goeforecf@gmail.com
Robert P Goe	on behalf of Plaintiff Erica Vago kmurphy@goeforlaw.com rgoe@goeforlaw.com;goeforecf@gmail.com
Robert P Goe	on behalf of Defendant Joseph Vago kmurphy@goeforlaw.com rgoe@goeforlaw.com;goeforecf@gmail.com
Ron Bender	on behalf of Interested Party Life Capital Group LLC rb@lnbyg.com
Ron Maroko	on behalf of U.S. Trustee United States Trustee (LA) ron.maroko@usdoj.gov
Roye Zur	on behalf of Interested Party Courtesy NEF rzur@elkinskalt.com cavila@elkinskalt.com;lwageman@elkinskalt.com;1648609420@filings.docketbird.com
Simon Aron	on behalf of Defendant Shoshana Shrifa Klein saron@wrslawyers.com moster@wrslawyers.com
Simon Aron	on behalf of Defendant Kenneth Klein saron@wrslawyers.com moster@wrslawyers.com
Steven M Mayer	on behalf of Interested Party Courtesy NEF smayer@mayerlawla.com
Steven M Mayer	on behalf of Plaintiff Jeffrey Siegel smayer@mayerlawla.com
Theron S Covey	on behalf of Creditor Wilmington Savings Fund Society FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust tcovey@raslg.com, sferry@raslg.com
United States Trustee (LA)	ustpregion16.la.ecf@usdoj.gov

TOTAL: 75

1 Jeffrey W. Dulberg (CA Bar No. 181200)
John W. Lucas (CA Bar No. 271038)
2 PACHULSKI STANG ZIEHL & JONES LLP
10100 Santa Monica Blvd., 13th Floor
3 Los Angeles, California 90067-4003
Telephone: 310-277-6910
4 Facsimile: 310-201-0760
Email: jdulberg@pszjlaw.com
5 jlucas@pszjlaw.com
6 Counsel to Bradley D. Sharp, Chapter 11 Trustee



7
8 **UNITED STATES BANKRUPTCY COURT**
9 **CENTRAL DISTRICT OF CALIFORNIA**
10 **LOS ANGELES DIVISION**

11 In re
12 LESLIE KLEIN,
13 Debtor.

Case No. 2:23-bk-10990-SK

Chapter 11

**ORDER GRANTING MOTION AND
AUTHORIZING (1) SALE OF REAL
PROPERTY COMMONLY KNOWN AS
161 NORTH POINSETTIA PLACE, LOS
ANGELES, CALIFORNIA 90036, FREE
AND CLEAR OF ALL LIENS, CLAIMS
AND ENCUMBRANCES PURSUANT TO
11 U.S.C. §§ 363(b) AND (f); AND (2)
PAYMENT OF REAL ESTATE
BROKERS' COMMISSION AND SALE
RELATED EXPENSES**

[161 North Poinsettia Place, Los Angeles, CA]

Date: January 24, 2024
Time: 9:00 a.m.
Crtrm.: 1575

Judge: Hon. Sandra R. Klein

23 A hearing was held on January 24, 2024, at 9:00 a.m., before the Honorable Sandra R.
24 Klein, United States Bankruptcy Judge for the Central District of California, in Courtroom 1575
25 located at 255 East Temple Street, Los Angeles, California, on the *Motion For Order Authorizing*
26 *(1) Sale of Real Property Commonly Known as 161 North Poinsettia Place, Los Angeles,*
27 *California,, Free and Clear of All Liens, Claims and Encumbrances Pursuant to 11 U.S.C. §§*
28 *363(b) and (f); And (2) Payment of Real Estate Brokers' Commission and Sale Related Expenses*

[Docket No. 537] (the “Motion”)¹, filed by Bradley D. Sharp, the duly appointed, authorized and acting chapter 11 trustee (the “Trustee”) in the above-captioned bankruptcy case. Appearances were made as noted on the record.

The Court, having read and considered the Motion and all papers filed in support thereof, as well as the conditional opposition filed by Ajax Mortgage Loan Trust 2021-D, Mortgage-Backed Securities, Series 2021-D, by U.S. Bank National Association, as Indenture Trustee, its successors and/or assignees [Docket No. 571] and the Trustee’s reply thereto [Docket No. 584], and, having found that the Accepted Counter-Offer of Louis and Barbara Katz (the “Buyer”) is the “highest and best” offer received with respect to the proposed sale, and that the Buyer is entitled to “good faith” protection in accordance with 11 U.S.C. §363(m), and having found that the holders of any and all liens, claims and encumbrances to be sold “free and clear” of will be paid in full from the proceeds of the sale or have consented to the proposed sale, and with good cause shown,

IT IS HEREBY ORDERED:

1. The Motion is **GRANTED**.
2. The Trustee is authorized to sell pursuant to 11 U.S.C. §363(b) the real property commonly known as 161 North Poinsettia Place, Los Angeles, California and assigned APN: 5512-017-005, legally described as Lot 52 in Tract No. 7372 in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 107, Pages 81 to 83 inclusive of Maps, in the Office of the County Recorder of said County (the “Poinsettia Property”), as further set forth herein.
3. The Accepted Counter-Offer from Buyer in the amount of \$1,850,000.00 is approved. The Accepted Counter-Offer is the “highest and best” offer the Trustee has received for the Poinsettia Property.
4. The Buyer is deemed a “good faith purchaser” pursuant to 11 U.S.C. § 363(m).
5. The Poinsettia Property shall be sold “as is,” “where is,” “with all faults,” and without warranty or recourse, pursuant to 11 U.S.C. §363(b).

¹ Capitalized terms not defined herein shall have the same meaning ascribed to them in the Motion.

6. The Poinsettia Property shall be sold free and clear of the following liens, claims, encumbrances or other interests, pursuant to 11 U.S.C. §363(f)(2), as the holders of such liens, claims, encumbrances or other interests shall be paid from the proceeds of the sale or have consented to the sale and the recordation of this order with the Los Angeles County Recorder shall constitute a discharge, termination, and cancellation as to the Poinsettia Property of all such liens, claims, encumbrances, or other interests, without the need for their reconveyance or release:

a. A deed of trust, recorded on June 8, 2016, as Instrument No. 20160657370 in the Los Angeles County Recorder's Office, in favor of Lone Oak Fund, LLC, a California limited liability company (the "First Trust Deed");

b. A deed of trust, recorded on July 30, 2018, as Instrument No. 20180758110 in the Los Angeles County Recorder's Office, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for OCMBC, Inc. (the "Second Trust Deed"); and

c. An amended abstract of judgment in favor of Joseph Vago, et al., against the Debtor that was recorded in Los Angeles County on January 12, 2023, as instrument no. 20230026369 (the "Vago Abstract").²

The Trustee shall pay through escrow: (a) all undisputed amounts owed on the First Trust Deed³ and the Second Trust Deed⁴; (b) all outstanding real property taxes due and owing to the Los Angeles County Treasurer - Tax Collector upon closing of the Sale; and (c) broker commissions and expenses (including as specifically described in the Motion), escrow fees, title insurance premiums and other ordinary and typical closing costs and expenses payable by a seller.

7. Any liens, claims or encumbrances on the Poinsettia Property not otherwise paid off (e.g. the Vago Abstract) shall have the same validity, priority, and scope with respect to the

² Upon closing of the sale of the Poinsettia Property, the release of the Vago Abstract shall be recorded by the escrow company with the Los Angeles County Recorder's Office.

³ The First Trust Deed has submitted a "Paid in Full" letter and has confirmed that there are no amounts owing as it was paid in full as of July 30, 2018.


⁴ The Second Trust Deed is currently held by Ajax Mortgage Loan Trust 2021-D, Mortgage-Backed Securities, Series 2021-D, by U.S. Bank National Association, as Indenture Trustee ("Ajax"). Ajax or its agents shall be allowed to submit a payoff demand to escrow prior to close for the amounts owing on the obligation. The Trustee does not dispute the payoff amount previously provided to the Trustee in the amount of \$1,512,764.42, good through February 7, 2024. The Trustee will request an updated payoff demand should the sale close after said good through date and reserves all rights to dispute any amounts above said payoff amount.

1 sale proceeds as such liens, claims or encumbrances had against the Poinsettia Property as of the
2 petition date, subject to any and all of the Trustee's rights to object to, dispute, or subordinate such
3 liens, claims or encumbrances.

4 8. Notwithstanding Bankruptcy Rule 6004(h), this Order shall be effective and
5 enforceable immediately upon entry, its provisions shall be self-executing, and the Trustee is
6 authorized to proceed with the sale. The Motion or notice of Motion shall be deemed to provide
7 sufficient notice of the Trustee's request for waiver of the otherwise applicable stay of the Order.

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23 Date: January 24, 2024

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Sandra R. Klein
United States Bankruptcy Judge
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